



## 26 Petrel Avenue River Heads Qld

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This lovely home is enviably set on an elevated 805m<sup>2</sup> allotment in the popular Bayside suburb of River Heads. This is where you will enjoy the lifestyle that comes with being only minutes away from the River Heads boat ramp and Ferry services to world heritage-listed K'gari - Fraser Island. You can launch your boat and access the Great Sandy Straits and the Mary and Susan Rivers, a fishing, prawning and crabbing paradise.

This well-maintained block rendered home was built in 2003 and has been completely renovated, repainted, and refurbished, with new floor coverings, stylish plantation shutters, light fittings, and ceiling fans, leaving nothing to do but enjoy your new lifestyle living in this idyllic location.

26 Petrel Avenue, River Heads, features: -

- An elevated 805m<sup>2</sup> allotment with a completely renovated home (built in 2003)
- An expansive tiled front verandah area
- Two spacious bedrooms, both with new ceiling fans, split-system air conditioning, and built-in wardrobes
- The bathroom has been completely renovated and features floor-to-ceiling tiles, a vanity, and a toilet
- A European-style laundry integrated into the bathroom, offering great storage space
- The stylish new modern kitchen features an island bench with breakfast bar, beautiful stone benchtops with loads of preparation and storage space, plus a pantry
- Quality new appliances include a large 900mm induction cooktop with rangehood, oven, and dishwasher, plus there is plumbing provision for refrigerators with water filters and ice makers
- A vast open-plan living and dining area off the kitchen, complete with reverse cycle split system air-conditioning

- The expansive outdoor entertaining area runs the entire length of the home to the rear and features shade blinds and then wraps around the Northern end of the home with a timber deck, BBQ area and shade sails
- A fantastic shed of approx. 13m x 8m shed with power and water connected
- Half of the shed has been completely lined as a studio and includes reverse cycle split system air-conditioning, a kitchenette, a partitioned room, and a bathroom with a shower, vanity, and toilet
- The other half includes two vehicle bays with roller doors, built-in storage shelving, and a work bench
- Vehicle accommodation includes a tandem-length shade sail carport to the side of the home
- Secure remote entry gate to the front of the home
- Approx. 3.2kw solar power system and an approx. 3000L rainwater tank with a pump for watering the low-maintenance gardens and lawn

Homes offering these features in this price range are always in high demand, so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one ?

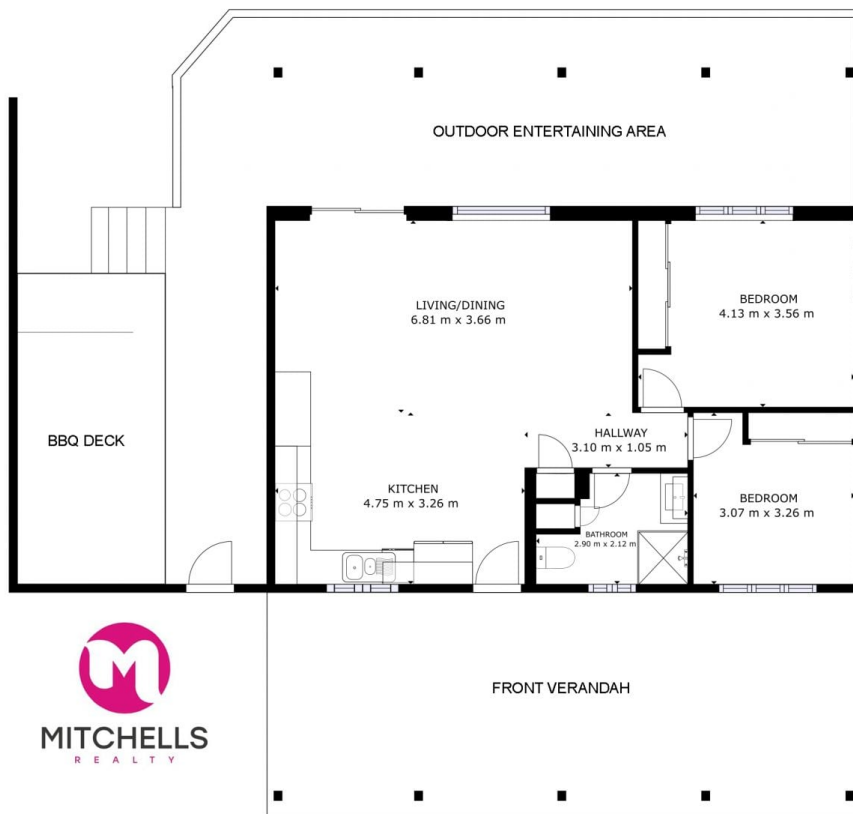
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : Offers From \$850,000-  
**Land Size** : 805 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/26-petrel-avenue-river-heads-qld/8658069>



**Scott & Katrina Mitchell**  
**0428 484 499**



GROSS INTERNAL AREA  
 FLOOR 1: 77.59 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 48.36 m<sup>2</sup>, PATIO: 85.94 m<sup>2</sup>  
 TOTAL: 77.59 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

